

1970

Park Forest South: New Town of the Seventies

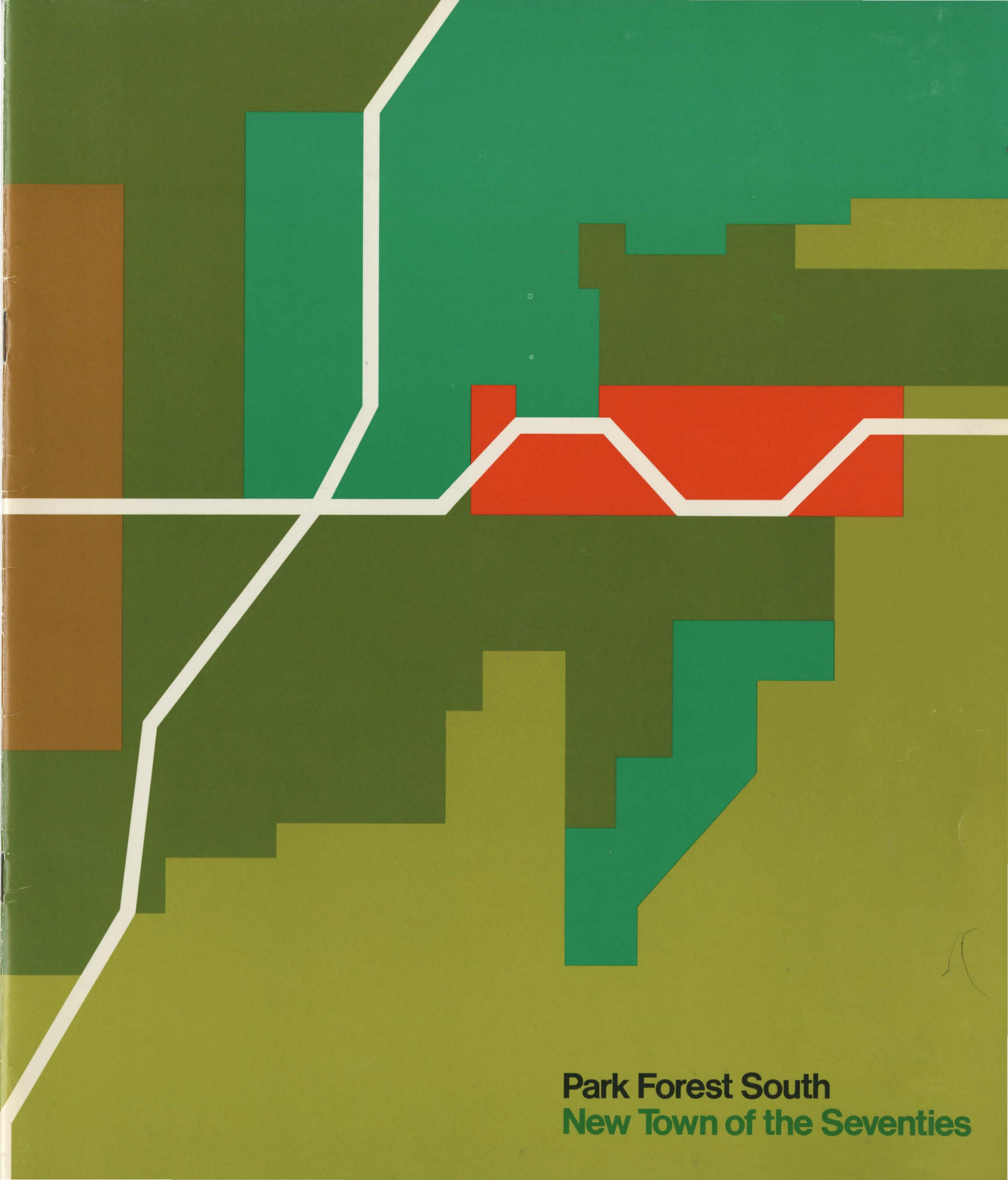
Park Forest South Developers, Inc.

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Park Forest South
New Town of the Seventies

More and more people
Less and less land
Cities crowded beyond endurance
Suburbs sprawling in dreary monotony
Noise, danger, pollution, ugliness . . .

A better way of life is possible
if we begin again at the beginning
and *plan very carefully*.

That is why the country's most experienced,
most inventive planners and developers
are creating Park Forest South,
an exciting new town.

Park Forest South is not a bedroom suburb,
not a cluster of apartment buildings
set around a swimming pool.

It is a real town, a *complete community*,
totally designed to fulfill all the needs
and aspirations of American families
today . . . and tomorrow.

A Prologue

To comprehend the future of *Park Forest South*, it is necessary to consider the phenomenal success of its neighbor to the north, Park Forest. Conceived by Nathan Manilow and his associates as a bold experiment to cope with the nation's postwar housing crisis, Park Forest stands today as testimony to the idealism, inventiveness, and expertise of its founders, who looked at a broad expanse of Illinois farm land, visualized homes, streets, parks, schools—all the elements of a great community—and then set about to turn their visions into reality.

So well established is Park Forest today that it is difficult to realize that it is only a little more than twenty years old.

Park Forest has won world renown for its revolutionary design, for its amazing growth to its present population of nearly 35,000, and for the exceptional quality of life enjoyed by its residents.

- ☐ Vast green spaces
- ☐ A school system to be envied
- ☐ The largest public library in all the south suburbs
- ☐ Numerous churches
- ☐ Symphony concerts, art fairs, more than a hundred cultural and civic organizations
- ☐ A multi-million dollar shopping Plaza
- ☐ Twenty-one recreational areas, providing baseball fields, skating rinks, three swimming pools, programs in arts and crafts, nature study, and many other resort-like amenities

Most towns just happen. Park Forest is what it was *planned to be*.

And greater things are planned for Park Forest South. Building upon his past success and challenged once again by the nation's housing dilemma, Nathan Manilow has embarked upon another venture in town development. Just as Park Forest answered the needs of the forties and fifties, this new town, a totally-planned community with a predicted population much larger than that of Park Forest, will meet the needs of the seventies—and beyond.

There is an atmosphere of excitement which pervades a new town. The early days of Park Forest are treasured memories of those who were its earliest residents.

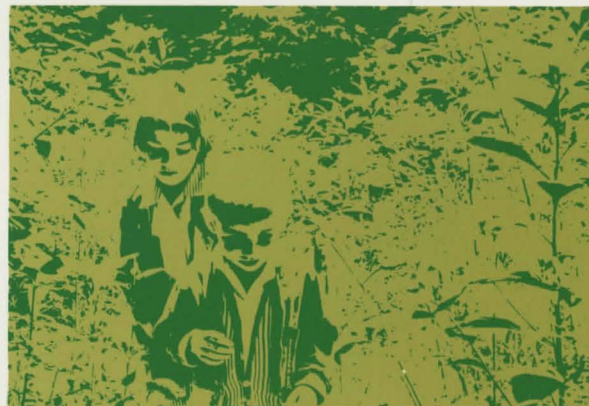
You are invited to visit Park Forest South, see for yourself its magnificent natural setting, and consider the scope of its planning. As you discover the remarkable opportunities existing here, you, too, will want to become a participant in the development of this new American town.



Today nature's abundance is everywhere to be seen. Lush grassy meadows, dense wooded areas, hills, bluffs, creeks, lakes. In this perfect setting a new town is being born. Homes are springing up along quiet winding streets, and apartment buildings are beginning to appear among groves of magnificent oak trees.

The present population of Park Forest is small indeed, but this town is growing, and it is *designed* to grow in such a way that man and nature may live together here in harmony. The beautiful setting so evident today will remain forever, for this is an open-space, recreation-oriented community, the ideal place to live, work, raise children, relax, play.

At Burnham Oaks, the first neighborhood of townhouses and apartments, a swimming pool and community building, complete with meeting and game rooms, are already under construction, while in Sullivan Park, an area of single-family homes, the neighborhood park, picnic groves, and playgrounds are examples of the many recreation facilities planned for the future.



Tomorrow . . .

This will be no look-alike, think-alike subdivision. Park Forest South will offer its residents a richly varied lifetime of experiences and the widest possible spectrum of housing styles. More single and multi-family homes will be available for sale or rent. Luxurious custom-built residences, garden apartments, townhouses, mid-rise apartments, even an eventual ten-story high-rise, will cater to the needs of families large or small, young or old.

Winding throughout the town and reaching into every neighborhood, a landscaped greenway system of pedestrian walks and bicycle paths will give easy access to tennis courts, swimming pools, playing fields, bridle paths, hills for tobogganing, golf courses and picnic groves.

And nearby:

The beautiful Sauk Trail Woods, one thousand acres of forest preserve, adjacent to the town on Western Avenue.

A dozen private and semi-private golf courses within a few miles' distance.

Two famous race tracks—Washington Park, in Homewood, and the new Balmoral Park, in Crete.

Several fishing preserves, including that of the Isaac Walton League, just outside town.

The broad expanses of the Kankakee River, thirty miles to the south, popular waters for boating and fishing enthusiasts.

Less noise, less traffic, less pollution—these impossible dreams are the realities of life in Park Forest South. Those who value these blessings and come to share them, the *people* of this new town, are an important part of the environment too. They are a new generation, bright, creative, involved—delighted with the prospect of building a new community, growing with it, and helping to create the traditions of tomorrow.



Park Forest South: Quality education for all

Good schools. No factor is of greater importance to the family seeking a community in which to live, and no aspect of the community's life is more demanding in terms of personal involvement, financial support, and constant vigilance.

For these reasons, the developers and residents of Park Forest South, along with the board and administrators of the school district, are working enthusiastically to produce for the new town an education program that will be second to none.



Park Forest South is advantageously situated entirely within Crete-Monee School District 201-U. Today existing schools in nearby communities—all modern and well-equipped—serve the needs of the new town:

Talala School in Park Forest, grades one through six.

Hubbard Trail Junior High School in Crete, known for its remarkable gymnasium, the "Warrior Dome," excellent academic program, and outstanding departments of music and industrial arts.

Bus service is provided to all public schools, none more than ten minutes away. Cafeterias serve hot lunches.

Prairie State Junior College in Chicago Heights, offering an accredited two-year program in liberal arts and mechanical engineering in addition to a full range of adult evening courses taught at schools throughout the area.

Several parochial schools in neighboring towns also serve residents of Park Forest South. Tomorrow . . .

The citizens of Park Forest South will soon have within their own community a full range of modern school facilities from kindergarten through twelfth grade and a university besides.

According to the master plan, the developers will provide the land for elementary schools, all within walking distance from home.

Architectural plans for the first of these schools, to be located on Blackhawk Drive, have been recognized by leading educators as exemplifying the foremost contemporary advances in the field. Substantial financial assistance has been provided by the developers to assure early completion of the building.

Governors State University

Park Forest South will soon become one of the major education centers of Illinois. Governors State University, the first state-supported, degree-granting institution in the entire south suburban area, will be located in the new town.

Scheduled to open in 1973 with permanent facilities, full curriculum, and an enrollment of 3500-4000 students, Governors State will actually initiate a limited program as early as the fall of 1971.

The university will offer junior and senior year studies and, in addition, a Master's degree program.

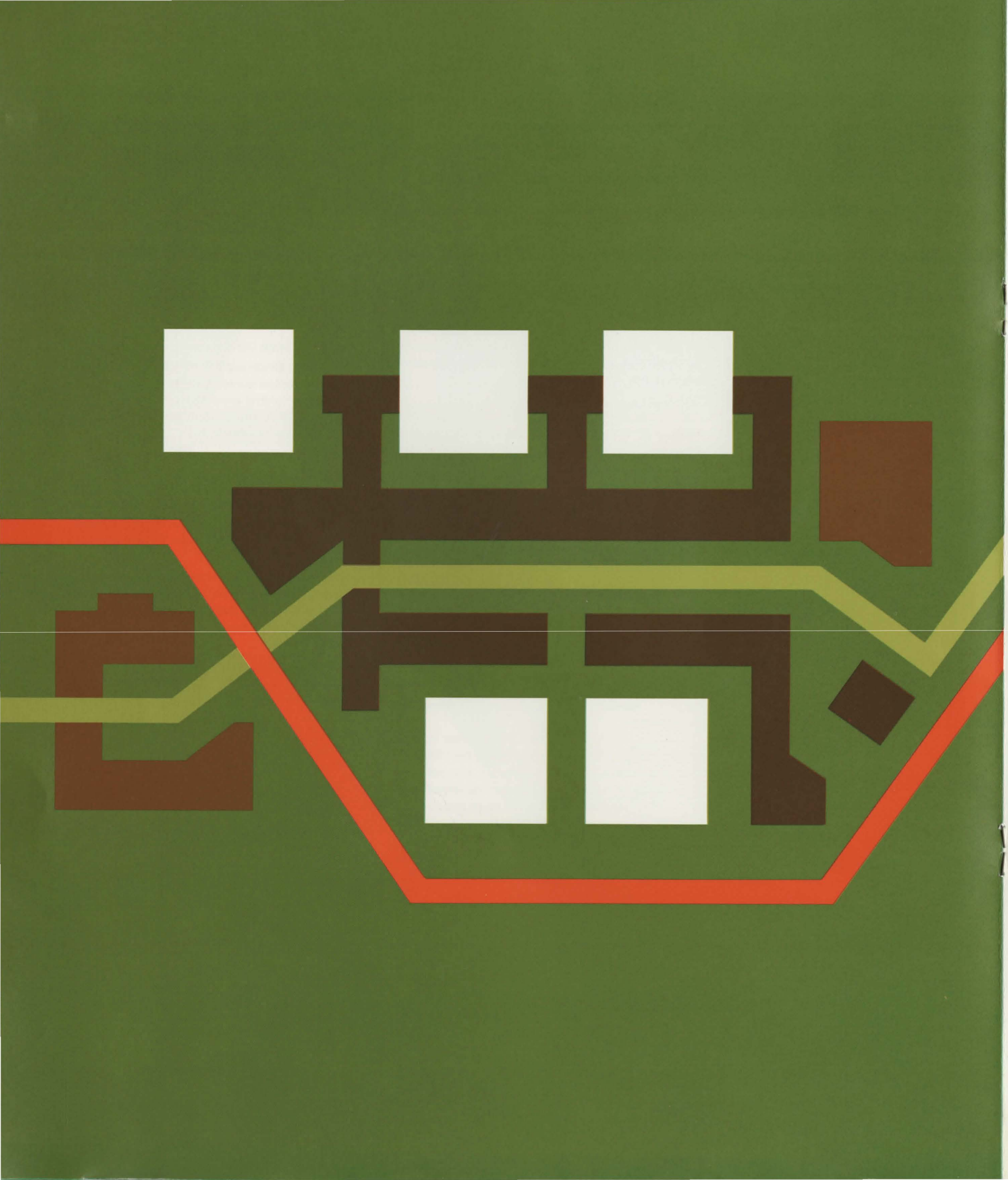
Within a few years Governors State is expected to acquire an enrollment of 15,000 students. This rapid growth will parallel that of the town itself and will undoubtedly influence nearly every aspect of life in Park Forest South.

Such an institution will provide an environment rich with cultural activities (art, drama, lectures), sports events, recreational activities, and other cooperative programs.

The university will have a great economic impact as well, offering employment to many Park Forest South residents, stimulating local commerce, and benefiting individual home owners concerned with such matters as future property values and resale potential.

Perhaps most important, the people of the university—faculty members, administrative staff, and other personnel—will bring to the new town, as residents, neighbors, and friends, a lively intellect, a wealth of talent, and a high capacity for creative community service.

Nathan Manilow's contribution of two hundred acres helped to make possible the selection of this community as the university site. The campus will occupy 750 acres south of Stuenkel Road and west of Crawford Avenue, extending to the Illinois Central Railroad.



Residents of Park Forest South today may choose from a wide selection of nearby shopping centers. The famous Park Forest Plaza, the first great suburban shopping center in the Midwest, is only a five-minute drive from the new town.

No need to travel to the Loop when Marshall Fields, Sears, Goldblatt's, Bramson's, Maurice L. Rothschild, and Lytton's—more than sixty establishments in all—are located so close to home and only a few steps apart.

The Plaza's green lawns, flower beds, and canopied walks make strolling a delight, and with space for thousands of cars, there is never a parking problem for those who come to see a movie at the Holiday Theater or visit the Millionaire's Club or the picturesque Pickle Barrel Restaurant.

Tomorrow . . .

Downtown is the heart of any town, and the day is not far off when Park Forest South will require its own center of business and social activity. "Main Street," an important American tradition, has not been discarded by the designers of this new town, who have incorporated into their master plan a complete commercial district to be developed along Exchange Avenue.



Human activity, rather than automobile traffic, will predominate in the downtown area. Conceived in a linear style, served by adjacent parking areas, and planned for the convenience of pedestrians, the main street will provide a gathering place for entertainment, shopping, dining out—all the pursuits which give vigor and spirit to a community. The municipal building will be located here along with major department stores, offices, cafes, and apartment buildings. Downtown will be alive day and night.

Individual neighborhoods, too, will require easy-access shops and services. Distributed throughout

the town, within walking distance of every home, smaller business districts will satisfy the daily shopping needs of residents. The first of these convenience centers, the Village Merchants, is now in full operation at the corner of Western and Exchange Avenues.

Governors Gateway

Because a real town needs more than houses, schools, and shops, the developers of Park Forest South are planning today for an ultra-modern industrial park, Governors Gateway, to be built in what promises to be one of the most advantageous locations in the Chicago area.

A seven hundred acre tract of land has been designated west of the main line of the Illinois Central Railroad between U.S. Highway 54 (Governors Highway) and Interstate Highway 57, conveniently accessible to the Manhattan-Monee Road interchange.

Tomorrow . . .

This will be the largest completely-planned industrial park in the Chicago metropolitan area south of the Eisenhower Expressway.

Its unique advantages will include the services of an adjacent Illinois Central commuter stop, a major hospital-medical-research complex, and Governors State University. Motels, restaurants, and other commercial establishments will also be readily available.

Governors Gateway will provide for image-conscious companies a setting in which aesthetic as well as property values are protected.

Landscaping, fencing, and setback requirements will be specified by established covenants.

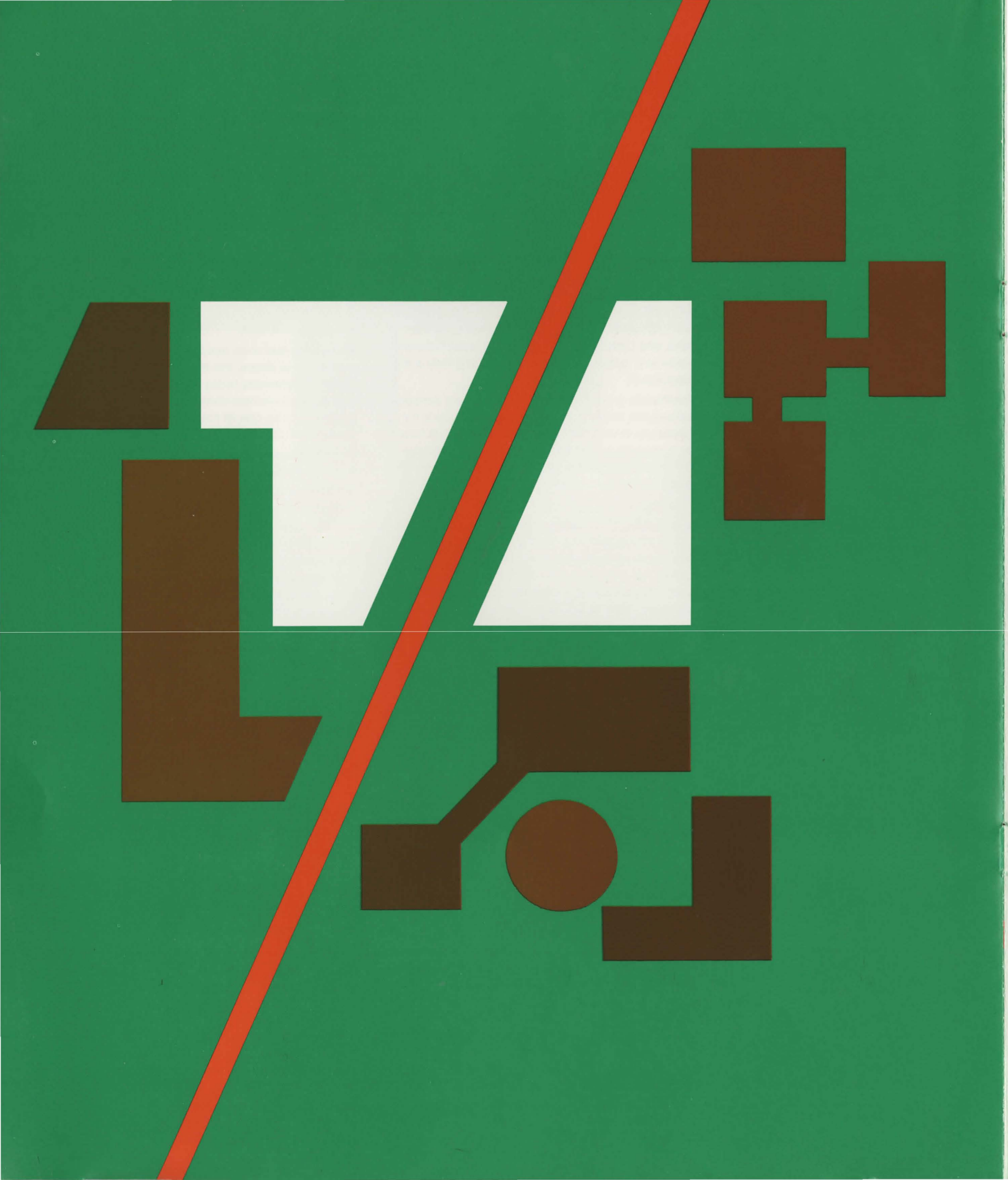
And the environment will be protected through ordinances controlling noise, vibrations, and emissions of smoke, odors, and particulate matter.

The American public's growing dread of pollution is a major consideration in all of the planning for this new town.

Governors Gateway will offer important advantages to Park Forest South and neighboring communities.

New industries will provide employment for many residents.

The tax base will be broadened, greatly lessening the burden of individual home owners. Moreover, the location of industries in Park Forest South will increase the resale value of homes in the new town. The steady supply of new and transferred employees will assure a vigorously-growing market for housing throughout the vicinity for years to come.



Village Government

Park Forest South, incorporated in 1967, has a village form of government consisting of eight elected officials: the Mayor and six Trustees, who make up the Board, and the Village Clerk. Regular meetings of the Board are held on the first and third Fridays of every month at 8:00 p.m. in the Village Hall, located on Exchange Avenue.

Park Forest South is a place where all can participate. Residents are urged to attend Board meetings, and in fact, they do in large numbers. The lively exchange of opinions evident at these meetings and the eagerness of scores of citizens to serve on Village committees are indicative of the healthy democratic spirit which already pervades the town.

Churches

Because places of worship are a vital aspect of life in any community, churches of all faiths will eventually be established in Park Forest South. A number of sites have already been designated. During the interim the many beautiful churches of Park Forest and surrounding towns will continue to serve the religious needs of the new town.

The master plan for Park Forest South provides for a community center to be constructed at an early date. Such a facility will provide meeting rooms available to all faiths and will serve as a gathering place for civic and cultural groups as well.

Health Care

Nathan Manilow's agreement to contribute forty acres of land in the area east of the Illinois Central Railroad and north of Stuenkel Road will make possible the establishment of a new community hospital for Park Forest South and neighboring suburbs. At present the governing boards of the Illinois Central Hospital Association and Lutheran Hospital South are exploring the advantages to be gained through a merger of these two institutions.



Plans under consideration will provide a not-for-profit general hospital offering nursing service for maternity patients, the acutely ill of all ages, emergency victims, outpatients, and diagnostic and post-operative patients requiring minimal care.

A community health center, under the direction of the hospital, is also planned, providing emergency treatment, meeting rooms for health-oriented groups, and general information service concerning personal health problems.

Three existing hospitals in the area are at present available to residents of Park Forest South: St. James Hospital, in Chicago Heights; Ingalls Memorial Hospital, in Harvey; and South Suburban Hospital, in Hazel Crest.

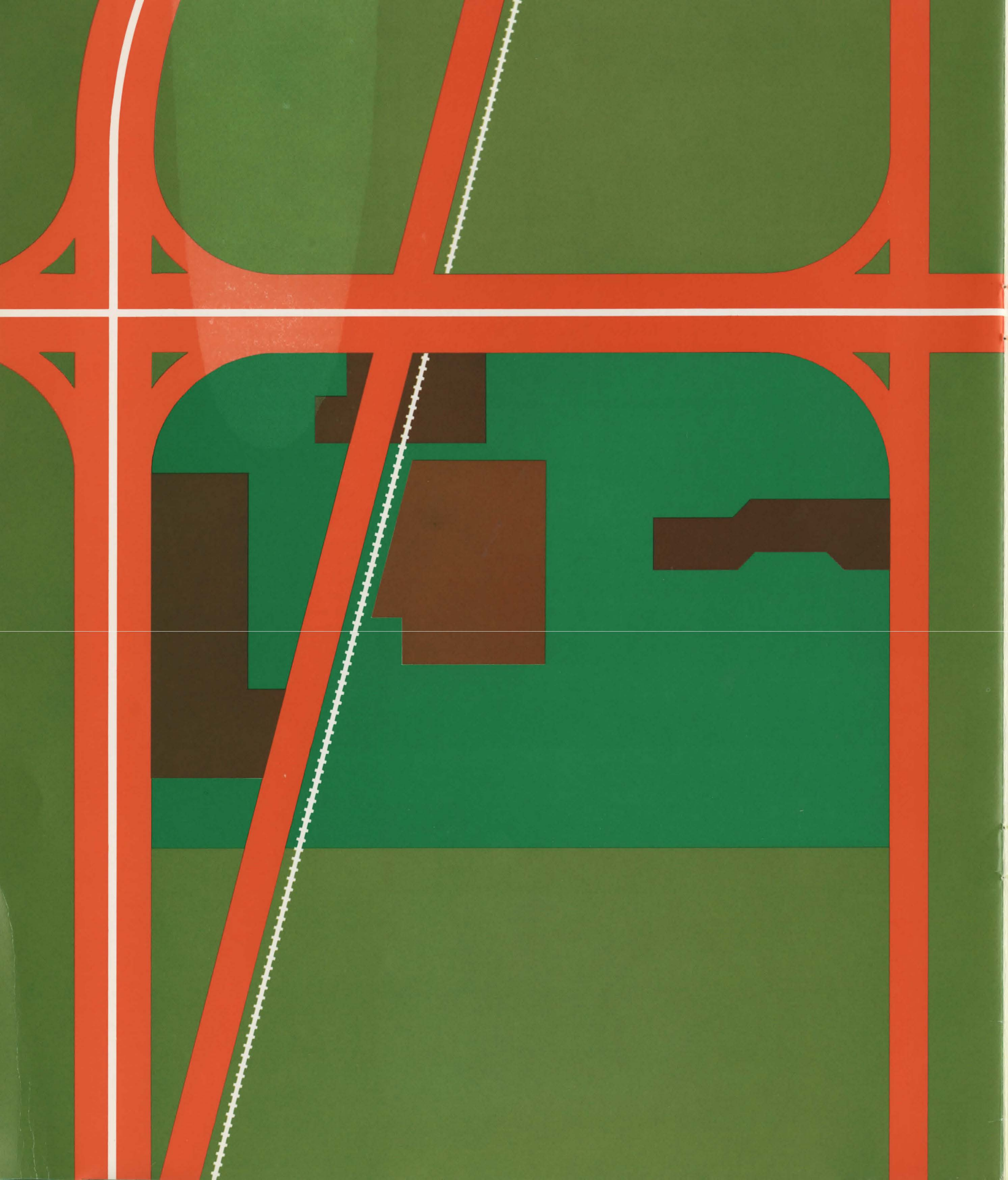
Utilities

Residents of Park Forest South enjoy the finest possible quality of drinking water and the most efficient contemporary methods of sewage treatment. The Park Forest South Utilities Company, which owns and operates the water and sewerage systems, has been purchased by the developers. Since acquiring the sewage treatment plant, they have voluntarily expanded and modernized the existing process, achieving a purification standard comparable to the finest contemporary installations in the state of Illinois.

The limestone aquifers beneath the town produce an abundant supply of delicious water, low in mineral content. Before distribution it is softened, fluoridated, and chlorinated. Through preservation of marshes, lakes and flood plains in the area, the developers will assure a continuing supply of this precious resource.

Coaxial Television

An innovative communications system will be made available to all homes, industries, schools and other institutions by means of underground coaxial cables. A large master antenna will provide residents of the first rental units with exceptionally clear television reception on all existing Chicago channels and channels of distant cities as well. Beyond that, the town will have the capability of establishing its own television station to service local commercial, civic, and educational activities. Such a system will also be able to offer pay television at such time as it becomes feasible to do so and, at a later date, two-way communication between homes, libraries, schools, and shops.



Park Forest South: Commuting made easy

Live in Park Forest South—work in Chicago? No problem. The Illinois Central Railroad provides economical and convenient transportation to the city for over forty per cent of the employed persons in the area.

The Richton Park Station, present terminus of the line, is located at the south end of Park Forest, no more than a ten-minute drive from any spot in Park Forest South.

And the easy accessibility provided by a network of modern expressways and highways is another outstanding feature of this community.



The new west leg of the Dan Ryan Expressway, Interstate Highway 57, lies immediately west of Park Forest South. When completed in 1970, it will place the new town within a forty-five minute drive from the Chicago Loop. I-57 is also an important link with I-80, giving access to the Tri-State Tollway and the cities of Joliet, Gary, and Hammond.

The east leg of the Dan Ryan, the Calumet Expressway, an alternate route from downtown Chicago, intersects with Exchange Avenue eight miles to the east. Exchange Avenue is the central thoroughfare of Park Forest South.

Other major routes which serve the new town are U.S. Highway 54 (Governors Highway), Western Avenue, and Cicero Avenue.

Tomorrow . . .

Cooperating with the Illinois Central Railroad, the developers have planned for 1971 an extension of the commuter line to serve residents of the new town and students at Governors State University.

Park Forest South will have its own terminal, a transportation center linking a modern local transit system with the I.C. commuter line.

And, within a year, service will be improved through the replacement of the present Illinois Cen-

tral passenger cars with new air-conditioned, double-deck cars.

In addition, another major artery, the South Suburban Freeway, will be constructed.

This will be the next major highway to be built circling the metropolitan Chicago area. Though its final alignment has not yet been announced, it appears likely that the freeway will pass through or alongside Park Forest South.

Commitment and Capability

Park Forest South Developers, Inc., is comprised of three groups eminent in the fields of construction and land development:

The Manilow group, consisting of Nathan Manilow, his son Lewis Manilow, and other members of the development team.

Mid-America Improvement Corporation, a wholly-owned subsidiary of Illinois Central Industries, Inc.

United States Urban Development Corporation, a wholly-owned subsidiary of United States Gypsum Company.

Nathan Manilow is an acknowledged dean of American builders and developers.

Co-founder of Park Forest, Illinois, an open-space, total-living community of nearly 35,000 residents.

Creator of Jeffery Manor, Chicago's largest single community of homes, and other Illinois developments: Governor's Park in Homewood, Des Plaines Villas in Des Plaines, The Highlands and Idlewood in Highland Park, and Copeland Manor in Libertyville. Recently he completed the spectacular 37 million-dollar hotel-apartment complex in downtown Miami, Florida, the Sheraton Four Ambassadors.

Nathan Manilow's other credits are impressive. A past president and a lifetime director of the Chicago Metropolitan Home Builders Association, he served as first vice president and trustee of the National Association of Home Builders and as chairman of the legislative and mortgage finance committees of the latter organization. He has been honored with election to lifetime membership in the association's executive committee. In 1956 a Nathan Manilow Chair in Community Planning was established at Brandeis University by his associates in American Community Builders, Inc., and he has been the recipient through the years of many similar honors.

For the development of Park Forest South, Nathan Manilow has assembled an outstanding team of specialists in planning, land use, construction, marketing, and finance. While it is a young organization, its individual members average twenty years of experience in real estate and related fields.

Past success has demonstrated the commitment and capability of Nathan Manilow and those who have joined him in this venture. These same two qualities, together with the advantages offered by contemporary technology, promise a brilliant *tomorrow* for Park Forest South and make this new town the ideal place in which to live *today*.

The illustrations and information contained in this book are derived from the master plan as proposed. Specific developments and changing conditions will dictate future modification and improvement.

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